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FOR SALE

1200 South Main Street
Waterbury, CT



Leased Investment Property
Nine long term tenants
18,000 +/- S/F Retail /Commercial /Industrial Flex Building
Ideal trucking or wholesale auto location
(8) 14' Drive In Doors
Located on 4.1 Acres
Parking up to 300 spaces
Offered at \$650,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	1200 South Main Street
CITY, STATE	Waterbury, CT 06706

BUILDING INFO MECHANICAL EQUIP.

Total S/F	18,160	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	Fully leased	Type of Heat	Gas / separate
Office space	Each unit	OTHER	
Total avail drive- in	8	Acres	4.1
Ext. Construction	Brick/ Vinyl	Zoning	GC & IL
Ceiling Height	17'	Parking	300 spaces
Roof	New 2010	State Route / Distance To...	
Date Built	2009 remodel		

UTILITIES

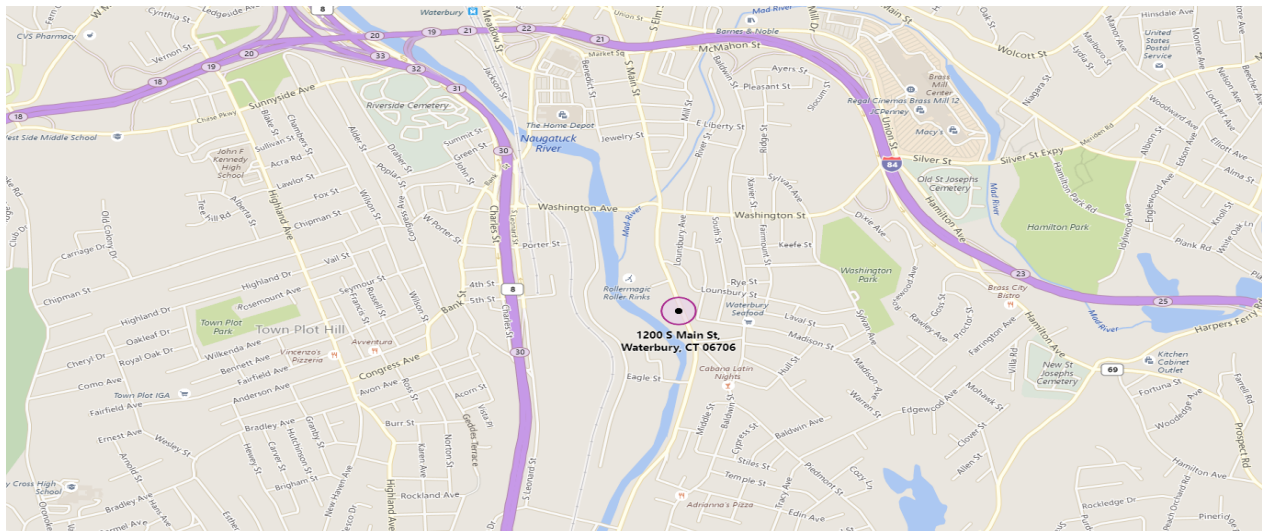
Sewer	City
Water	City
Gas	Yankee Gas
Electrical	200 Amps / 3 phase Per unit sep. metered

TAXES

Assessment	\$518,690.00
Mill Rate	60.21
Taxes	

TERMS

Sale Asking	\$650,000.00
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**1200 South Main Street
Waterbury, CT
Income/Expense**

3/14/2018

Unit	Tenant	Description	Lease / Month	
1	Manny's Auto Repair	900 S/F	\$ 300.00	
2	Manny's Auto Repair	3,207 S/F	\$ 1,250.00	
3	Manny's Auto Repair	2,163 S/F	\$ 1,050.00	
4	J & F Auto Sales	2,176 S/F	\$ 1,300.00	
5	Natera Auto repair	2,171 S/F	\$ 1,050.00	
6	J & F Auto Sales	1,032 S/F	\$ 550.00	
7	E Motor Auto Repair	1,764 S/F	\$ 1,200.00	
8	J & F Auto Sales	3,306 S/F	\$ 2,100.00	
	Johnys Millian	Outside lot North	\$ 200.00	
	J & F concert	Outside lot North	\$ 200.00	
	Dave's Paving	Rear lot West	\$ 150.00	
	VPA concerte	North Lot	\$ 191.67	
Totals			\$ 9541.00	Annual \$ 114,500.00

Annual Expenses	
Taxes	\$ 31,230.00
Insurance	\$ 10,164.00
Maintanance and Water	\$ 4,000.00
Total Expenses	\$ 45,394.00

Breakout	
Combined Leases	\$ 114,500.00
Minus Expenses	(\$45,394.00)
Net Operating Income	\$69,106.00

Asking Price:	CAP Rate
\$675,000.00	10.6%

